

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 7, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Jennifer Savage, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 287 Mountain Laurel Lane
Architecture and Site Application S-09-004

Requesting approval to construct an accessory structure on property zoned HR-5:PD.
APN 567-24-020.

PROPERTY OWNER/APPLICANT: Kevin C. Thompson

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Savage* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) The project is consistent with the approved Planned Development.
 - (c) The project is consistent with the Hillside Development Standards.
 - (d) As required by Section 29.20.150 of the Town Code for Architecture and Site applications the considerations were all made in reviewing this application.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 220 Bersano Lane
Architecture and Site Application S-09-007

Requesting approval to modify a previous approval for a new single family residence to allow additional square footage on the second floor on property zoned RM:5-12:PD. APN 424-29-024.

PROPERTY OWNER/APPLICANT: Robson Homes

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
Gary Moss, neighbor, was present prior to the meeting and requested that the applicant work with him regarding the tree placement for privacy screening.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented and as modified to mitigate the neighbor's privacy concern, with the following findings and considerations:
 - (a) It has been determined that this project will not have a significant impact on the environment and a Mitigated Negative Declaration has been previously made for this proposal.
 - (b) The project is consistent with the approved Planned Development.
 - (c) As required by Section 29.20.150 of the Town Code for Architecture and Site applications the considerations were all made in reviewing this application.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 10 Reservoir Road
Subdivision Application M-07-10
Negative Declaration ND-07-06

Requesting approval of a lot line adjustment between four parcels zoned R-1:20. No significant environmental impacts have been identified as a result of this project and a Mitigated Negative Declaration is recommended. APN 529-29-038, 040 and 061

PROPERTY OWNER: Vasiliki Kidder

APPLICANT: TS Civil Engineering, Inc.

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Dan Rees, neighbor, had no concerns with the project.

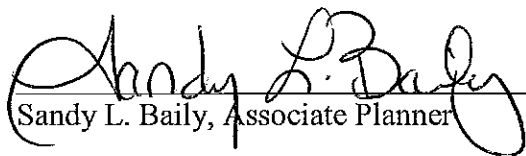
5. Public hearing closed.
6. *Ghiossi* moved to:
 - (a) Make the Mitigated Negative Declaration;
 - (b) Adopt the Mitigation Monitoring Plan;
 - (c) Find that the findings required to deny the lot line adjustment cannot be made;
 - (d) Approve the application subject to conditions as modified to disclose development requirements for future property owners.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:20 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner